

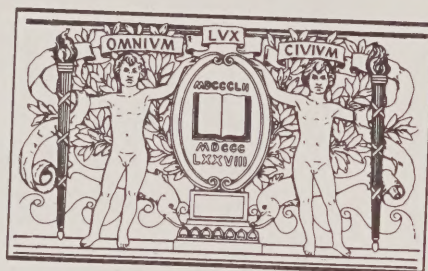
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FORT POINT CHANNEL: A HYPOTHETICAL POPULATION AND HOUSING PERSPECTIVE

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To have a clear definition of the master plan for Fort Point Channel, we have to define who is going to live in this area. The population projection is the result of the outlook for jobs in Boston and Downtown in the next 5-10 years, and the related "ideal population" as may be seen by us today. Having the future population profile in mind, we can detail the requirements for housing, by size and income level. Then, with a feasibility study of development cost and market (by income group), we can have a hypothetical plan goal.

Population Based on Jobs Projection for 1985-1990

Job growth in Boston and Downtown will center in services, finance and high-technology industry. The wage income, except in retail, hotel and medical assistance, would be higher than \$20,000 a year. From a projected total of 32,000 jobs gained in Downtown through 1990, 8,000 jobs (25 percent) might reflect employment of people living in Fort Point Channel. Assuming an average of 2 jobs per household would mean having 4,000 dwelling units for people living in Fort Point Channel and working in Downtown. For the years 1990-2000, with a projected increase of 33,000 jobs, and with the same proportion (25 percent) of people living in Fort Point Channel, another 4,000 dwelling units would be required. Again, 8,000 employees living in the Fort Point Channel Renewal Area would work in Downtown or nearby.

The projected composition of employment growth by industry Downtown, between 1985-1990 and 1990-1995, is shown in the following table:





Table 1

COMPOSITION OF PROJECTED JOB GROWTH, BY INDUSTRY, FOR  
1985-1990, 1990-1995/2000  
(In Percent)

Industry	Percentage of Jobs/Skills		Average Annual Wage For 1985
	1985-1990	1990-1995	
Business Services	17%	17%	\$20,000
Professional Services	13%	19%	\$30,000-35,000
Medical Staff	8%	7%	\$14,000
Hotel	8%	8%	\$12,000
Construction	4%	1%	\$26,000
Manufacturing	11%	5%	\$25,000
Finance	32%	18%	\$24,000
Retail	2%	5%	\$11,000
Government	5%	12%	\$23,000
Education	0	8%	\$15,000
All Job Growth	100%	100%	

Having the monthly housing payment available for each income category, we can identify the proportion of high- and middle-income dwelling units and moderate- and low-income units. See Table 2.

In Table 3 we show the distribution of dwelling units required by wage level. Between 1985 and 1990 we would need 810 low-income units, 3,100 middle-income and 590 high-income units. Between the years 1990-1995, we would need 1,260 low-income units, 2,390 middle-income units, and 850 high-income units. (Data from "Job Outlook in Boston Area," Jeffrey Brown, BRA Research Department, October 1985 and "Boston Employment," Jeffrey Brown, April 1985.)

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Table 2

## INCOME LEVELS AND HOUSING AFFORDABILITY

Category of Income	Yearly Wage	Percent of Wage Income Used for Housing	Workers Per Household	Total Household Income	Monthly Income	Monthly Income Available for Housing Payment
Low	\$10,000	25	2	\$20,000	\$1,670	\$415
	10,000	25	1	10,000	835	210
	15,000	25	2	30,000	2,500	750
	15,000	25	1	15,000	1,250	375
Average	\$20,000	25	2	\$40,000	\$3,340	\$833
	20,000	25	1	20,000	1,670	415
	25,000	25	2	50,000	4,170	1,040
	25,000	25	1	25,000	2,095	520
	28,000	25	2	56,000	4,670	1,170
	28,000	25	1	28,000	2,335	585
High	\$30,000	25	2	60,000	5,000	1,250
	30,000	25	1	30,000	2,500	625
	35,000	25	2	70,000	5,830	1,460
	35,000	25	1	35,000	2,415	730
	38,000	25	2	76,000	6,330	1,580
	38,000	25	1	38,000	3,165	790
	40,000	25	2	80,000	6,680	1,670
	40,000	25	1	40,000	3,340	835





Table 3

HOUSEHOLDS AND DWELLINGS, BY INCOME CATEGORY,  
RELATED TO WAGE LEVELS

Income Category	Yearly Wage Average for 1985	Percentage and Number of Households and Dwelling Units	
		1985-1990	1990-1995/2000
Low	\$11,000-\$19,000	18%=810 units	28%=1,260 units
Middle	20,000-29,000	69%=3,100 units	53%=2,390 units
High category	30,000-more	13%=590 units	19%=850 units





## Summary Findings

The preliminary data on the projection of housing requirements in the Fort Point Channel area show the need of 8,000 units to be achieved in two phases between 1985-1990 and 1990-1995/2000, categorized as follows:

### Phase I 1985-1990

For two-worker households, there would be 810 low-income units, with "monthly housing payments" between \$415 and \$750; 3,100 units with "monthly housing payments" between \$833 and \$1,170; 590 units with "monthly housing payments" between \$1,250 and \$1,670.

For the same years, alternatively, with one worker for household, there would be 810 units with payments between \$210 and \$375; 3,100 units with payments between \$415 and \$585; 590 units with payments between \$625 and \$835.

### Phase II 1990-1995/2000

There would be (for two-worker households) 1,260 units with payments between \$415 and \$750; 2,390 units with payments between \$833 and \$1,170; 850 units between \$1,250 and \$1,670.

For one worker per household, alternatively, there would be 1,260 units with payments between \$210 and \$375; 2,390 units with payments between \$415 and \$585, and 850 units between \$625 and \$835.

A feasibility study would be required to determine the possible future development and design plan potential in each income and housing payment category.





## Future Land Use

Although the Fort Point Channel area covers about 600 acres, not all the site would change use or form. We can identify six main land uses in the future as follows:

- (a) existing structures such as the buildings on Summer and Congress Streets and the Gillette Corp.;
- (b) large open space for recreation--parks, gardens and squares; civic uses;
- (c) large areas of residential use with various types of buildings;
- (d) large areas of mixed use residential/commercial, with various proportions between them;
- (e) large areas of commercial use such as retail, office, light/high tech industry, entertainment; and
- (f) vacant areas for future development.

In housing we identify three types of residential use. The first consists of 2,000 units with a density of 50 units/acre, and an FAR of 1. The second consists of 3,500 units, 100 units/acre and an FAR of 2.5. The third, in mixed use, consists of utilizing existing buildings, the Boston Wharf and CC&F areas, the high tech areas, the commercial areas and other smaller subareas of mixed use, totaling 2,500 units. The proportion of residential/commercial will be 1:3 in the areas of Boston Wharf and CC&F, and 1:4 in the high tech subareas.

The commercial space is identified as follows:



- continued use of existing buildings;
- mixed commerical/residential with a ratio of 1:3 in the subareas of Boston Wharf and CC&F;
- mixed commerical/residential use with a ratio of 1:4 in the subareas of high tech and office space;
- the SPINE ("New Commercial Avenue") areas of commercial use only, as a continuous fabric of the existing buildings and Congress and Summer Streets

A total of 7,500,000 square footage of new commerical space--retail, office, light and high technology industries is proposed for Fort Point Channel. See Table 4.





Table 4

RESIDENTIAL AND COMMERCIAL DEVELOPMENT PROPOSED IN THE  
FORT POINT CHANNEL AREA

Use Type and Subareas	Residential Use In Units (Number)	Commercial Development In Square Footage
"South Boston Type"	2,000 F.A.R.=1      18 blocks 50 D.U./acre	
"Court-Block Type"	3,500 F.A.R.=2.5    14 blocks 100 D.U./acre	
<u>Mixed Use Areas</u>		
C. C. & F. + Boston Wharf	500 F.A.R.=6      4 blocks Ratio R/C=1/3	1,500,000 Ratio C/R=3/1
Existing Buildings	300	
"Technopolis"	1,400 F.A.R.=8      10 blocks Ratio R/C=1/4	2,000,000 Ratio C/R=4/1
"Channel Area"	300	
"Spine" New Commercial Avenue		4,000,000
Total	8,000 dwelling units	7,500,000 sq. feet





Table 5

## SUMMARY HOUSING TABLE

<u>Type of Housing</u>	<u>Low/Moderate Income</u>	<u>Average Income</u>	<u>High Income</u>
Years			
1985-1990	810	3,100	590
1990-2000	1,260	2,390	850
Total	2,070	5,490	1,340

8,000 Dwelling Units

<u>Type of Use</u>	<u>South Boston Type</u>	<u>Apartment Type</u>	<u>Mixed Use Commercial/ Residential</u>
Total 8,000	2,000 dwelling units	3,500 dwelling units	2,500 dwelling units

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November 1985













